

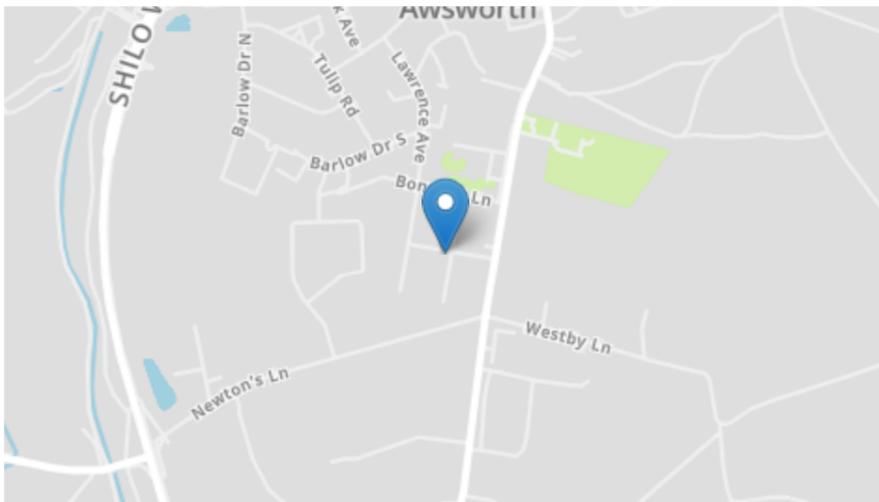
Stamford Street, Awsworth, NG16 2QL

Guide Price £100,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29969362

- Mid Terrace House
- 2 Double Bedrooms
- Downstairs Bathroom
- West Facing Rear Garden
- Ease of Access To A610 & M1
- Short Drive To Ilkeston & Kimberley Town Centres
- Idea First Home
- In Need of Modernisation
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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0115 938 5577
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*** GUIDE PRICE £100,000 - £110,000 *** GREAT INVESTMENT OPPORTUNITY IN AWSWORTH *** A brilliant opportunity to add your mark to this two bedroom terraced property in Awsworth. In need of modernisation, and brought to the market with no upward chain, features include a spacious dining kitchen and a west-facing rear garden. Briefly comprising; lounge, dining kitchen, rear lobby, bathroom. To the first floor, two double bedrooms. Outside, to the rear is a west-facing garden with a brick outbuilding with a shower. Located in the heart of Awsworth, nearby amenities include shops, excellent travel and commuter links, and nearby countryside to explore. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.54m x 3.25m (11' 7" x 10' 8") UPVC double glazed entrance door to the front, uPVC double glazed window to the front and radiator. Door to the dining kitchen.

Dining Kitchen

3.54m x 3.48m (11' 7" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, wall mounted combination boiler, cupboard, space for cooker. Door to the rear lobby.

Rear Lobby

Door to the bathroom and rear garden.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

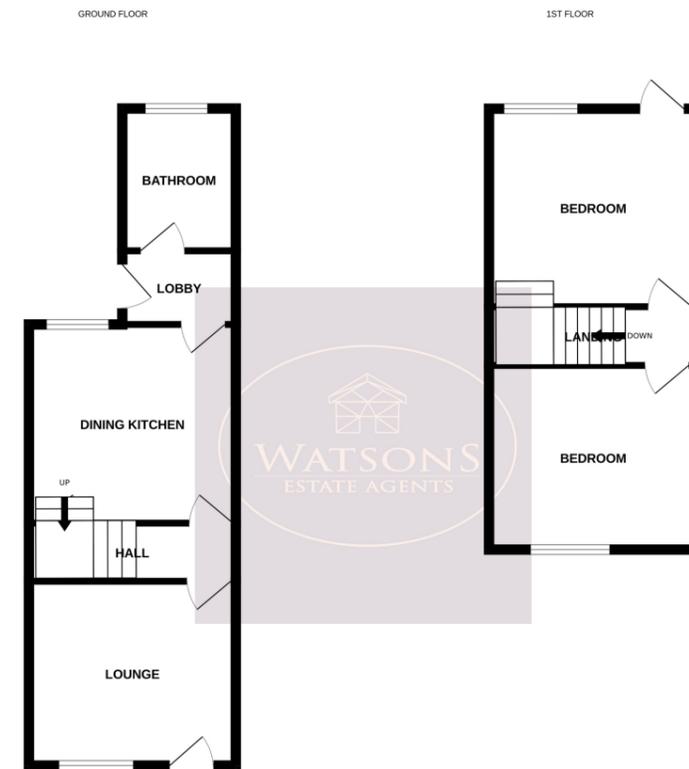
3.61m x 3.55m (11' 10" x 11' 8") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 2

3.58m x 3.29m (11' 9" x 10' 10") UPVC double glazed window to the front and radiator.

Outside

The West facing rear garden comprises a paved patio seating area and brick built outhouse with shower. The garden is enclosed by timber fencing to the perimeter.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10000

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and was last serviced in 2024.